

The Wethersfield Historic District Commission held a Public Hearing on September 27, 2016 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Mark Raymond, Clerk
Chris Lyons
Daniel Bucknam, Alternate

Members Absent: Douglas Ovian, Vice Chairperson
Jennifer Wolf
John Aforismo, Alternate
Damien Cregeau, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Raymond read the Legal Notice as it appeared in the *Rare Reminder* on September 15, 2016.

APPLICATION NO. 4533-16. Mary Clare Quirk seeks to install a satellite dish on the second story of the west elevation (driveway side) of the house at 44 Robbinswood Drive. (Left open at the September 13, 2016 meeting. The last date to act is October 25, 2016.)

William Quirk, 44 Robbinswood Drive, appeared before the Commission. They would like to install a satellite dish on the west elevation (driveway side) of the house. Photos were submitted. This location was the only viable option because there are no trees blocking the signal. The option of a pole mounted installation was discussed, but either the building or trees were blocking the signal.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4536-16. Robert Keleher seeks to demolish and re-construct stairs on the Marsh Building and install new wrought iron handrails at 250 Main Street.

Robert Keleher, 139 Lakewood Circle North, Manchester, Dana Warren, Architect, and Scott Schroeder, Builder, C.S. Margison, appeared before the Commission. They would like to replace the concrete stairs in the front of the building. They would also like to install new handrails. Drawings and photos were submitted. The material, size, layout and design would be the same as existing. There will be minor changes to bring the stairs and rail up to code. The stairs will have the same footprint as the existing. They are doubling the railing and making it higher.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4537-16. Thomas Cantwell seeks to replace the existing wood shingles with vinyl Mastic Double 7" Cedar Discovery Perfection shingles in the color Newport Bay with "perfect corner" corner posts at 14 Avalon Place.

Thomas Cantell, 14 Avalon Place, and Richard Messier, Sherman Avenue, East Hartford appeared before the Commission. They would like to change out the existing cedar siding with vinyl siding. The siding will be a close color match to the existing paint – Newport Bay and will be Cedar Discovery Perfection shingles. Samples were provided. The trim will be in the color Cameo. The storm windows have been removed and there are Andersen replacement windows on the house currently. The corner boards will be the same, a mitered look. All of the trim will be re-wrapped. The soffits will have a bead board look but will be in vinyl. The peak and soffit of the front entryway will be wrapped. The gutters and downspouts will be the same.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4538-16. Trinity Solar seeks to install twenty-nine (29) solar panels on the front of the property with all mechanicals located on the north side of the property at 446 Hartford Avenue.

Monica Shulham, Trinity Solar, 611 West Johnson Avenue, Cheshire, appeared before the Commission. They would like to install a total of 43 solar panels on the house. There will be 29 panels on the front and 14 on the back. Photos were submitted. The conduit and wiring will be in the attic and run to the meter and shutoff down the side of the house. It is an 11.18 kW system.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4539-16. Marc Beaudoin seeks to replace the existing windows with Harvey Classic vinyl windows and to replace three (3) doors and one (1) patio door with fiberglass doors at 108 Harmund Place.

Marc Beaudoin, Corbin Avenue, New Britain, and Paul Rolla, 108 Harmund Place, appeared before the Commission. They currently have Andersen windows with snap-in grids. They would like to replace them with Harvey Classic vinyl windows with a grid between the glass and a light pattern of 6/6 and white in color. They are replacement windows. They will have full screens that are a light grey color. The front door will have a full oval window. It will have no side lights. There will be a plain raised panel door in the garage. The patio door will be the same as the existing door but it will have blinds in between the glass. It will be white.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4540-16. Daniel Sehl seeks to install 6' cedar stockade fencing in portions of the yard with gates, to install 48" chain link fencing with wood posts in portions of the yard and to install mechanicals for an in-ground pool at 293 Middletown Avenue.

Daniel Sehl, 293 Middletown Avenue, appeared before the Commission. They are taking down the above ground pool and deck and they are constructing an in-ground pool. They would like to move the existing stockade fence. There will be fence all around per drawings submitted. There will be gates. Photos were provided. There will be a double 4' gate. It will be a standard stockade fence. The good side will face the neighbors. There will be cedar posts with copper caps. The fencing will be chain link in the color silver. There will be white vinyl lattice screening around the mechanicals.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4541-16. Antonio's Real Estate seeks to install two (2) signs on the front of the building which shall measure 2'x2 ½" each at 109-111 Main Street.

Luis Rodriguez, 109 Main Street, appeared before the Commission. They would like to install two signs on the front of the building where the existing signs are now. The new signs will be 2½'x 2'. The signs will be the same color as the building. They are wood signs with painted on or gold lettering. The signs will be approximately ¾" thick. The signs will fill the space between the window and the door.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4542-16. Emily Pysh and Paige Montanaro seek to install a wrought iron hand rail on the left side of the front steps at 129 Church Street.

Emily Pysh, 129 Church Street, appeared before the Commission. They would like to add a wrought iron hand rail on the left side of the front steps. This has been requested by their insurance company in order to bring it to code. Every other baluster will be twisted. They will have a standard top and will be black in color. Photos were submitted.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4543-16. Roger Tabshey seeks to amend Certificate of Appropriateness Number 4501-16 which re-certified Certificate of Appropriateness Number 4217-13 to modify the elevator tower by constructing an 8'8"x13'3" elevator lobby on the rooftop and to modify the stipulated Andersen Woodwright windows to Harvey Majesty windows at 245 Main Street.

Roger and Karen Tabshey, 221 Trumbull Street, Hartford, and Joe Stefano, Stefano Construction, Black Birch Drive, appeared before the Commission. The elevator can't open to open air, so they need an elevator lobby on the roof which will also act as their egress. Drawings were submitted. They will use Hardie plank siding and the door and windows will match existing materials. They would like to change the Andersen Woodwright windows to Harvey Majesty windows. For the masonry openings which aren't changing, Andersen doesn't have a window available that will meet code. They won't mull the windows together, they want to put in a divider, so they won't meet egress. They would like to go back to the Harvey Majesty windows. They will be simulated divided light windows.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4544-16. Larissa Lake and Antonio Lenoci seek to amend Certificate of Appropriateness Number 4473-16 to 1) remove three (3) windows from the floor plan; 2) add one (1) window to the floor plan; 3) change the roof line on the rear second story egress from shed to gable style; 4) add trim detail to the southeast elevation; 5) change the style of the front door and rear doors; and 6) change the size of two (2) northeast and northwest elevation windows at 146 Main Street.

Larissa Lake and Antonio Lenoci, 43 Pratt Street, Rocky Hill, and Don DiLeo, 2185 Albany Avenue, West Hartford, appeared before the Commission. They would like to remove two windows on the south side of the building to meet fire code because of how close they are to the property line. The third window to be removed is on the driveway side, second floor, strictly based on the floor plan. There is limited wall space. They added a window on the same side (per the submitted plans). They would like to change the roof line on the rear second story egress from shed to gable style. On the south side of the building, since the windows have been removed, they have added an overhang roof that goes all the way across. They will do an all glass door on the front. The back doors will be $\frac{3}{4}$ with the panel, like what was going to be done on the front door. There will be no side lights or transom. The material and manufacturer is the same. It's just a change in style. The northeast and northwest elevation windows were originally drawn as half windows, but they will be full windows. They will be the same length as the front windows.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Lyons, seconded by Commissioner Raymond, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Raymond, Lyons, Bucknam

APPLICATION NO. 4533-16. Mary Clare Quirk seeks to install a satellite dish on the second story of the west elevation (driveway side) of the house at 44 Robbinswood Drive. (Left open at the September 13, 2016 meeting. The last date to act is October 25, 2016.)

Upon motion by Commissioner Garrey seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Raymond stated that he doesn't like the location it and it opens up a big door. He likes the idea of putting it on a pole.

Commissioner Garrey stated that he doesn't like it either, but it's not the first one in the District. It's not on a side facing the Green. If you put in on the back, it would be more visible from the Green perspective.

Commissioner Lyons stated that based on the lot, he would believe that a pole installation wouldn't work. It's temporary.

Aye: Garrey, Lyons

Nay: Raymond, Bucknam

Upon motion by Commissioner Garrey seconded by Commissioner Raymond and a poll of the Commission, it was voted to TABLE the application.

Aye: Garrey, Raymond, Lyons, Bucknam

APPLICATION NO. 4536-16. Robert Keleher seeks to demolish and re-construct stairs on the Marsh Building and install new wrought iron handrails at 250 Main Street.

Upon motion by Commissioner Lyons seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that it's really not a change. It's just for code on the railing.

Aye: Garrey, Raymond, Lyons, Bucknam

APPLICATION NO. 4537-16. Thomas Cantwell seeks to replace the existing wood shingles with vinyl Mastic Double 7" Cedar Discovery Perfection shingles in the color Newport Bay with "perfect corner" corner posts at 14 Avalon Place.

Upon motion by Commissioner Garrey seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. All "J" channeling shall be covered with siding and not exposed.
2. The trim detail above the front door shall not be covered in siding and shall remain wood.

Discussion

Commissioner Garrey stated that they've used this product pretty successfully in the District on similar homes.

Commissioner Lyons stated that it's almost the same color as the house is now.

Aye: Garrey, Raymond, Lyons, Bucknam

APPLICATION NO. 4538-16. Trinity Solar seeks to install twenty-nine (29) solar panels on the front of the property with all mechanicals located on the north side of the property at 446 Hartford Avenue.

Upon motion by Commissioner Garrey seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that he knows there is a lot of sensitivity to solar panels. He's been more liberal than most on solar panels. He is personally cognizant of the house and the location. There is somewhat less visibility and there isn't a lot of height to the house. There were no abutters present.

Commissioner Raymond stated that this is about as visible as you're going to get.

Commissioner Bucknam stated that it's the entrance from the south end of Hartford. It's a lot of panels for a fairly small house.

Aye: Garrey, Lyons

Nay: Raymond, Bucknam

Upon motion by Commissioner Lyons seconded by Commissioner Raymond and a poll of the Commission, it was voted to TABLE the application.

Aye: Garrey, Lyons, Raymond, Bucknam

APPLICATION NO. 4539-16. Marc Beaudoin seeks to replace the existing windows with Harvey Classic vinyl windows and to replace three (3) doors and one (1) patio door with fiberglass doors at 108 Harmund Place.

Upon motion by Commissioner Lyons seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that there is a similar door across from it. They have had GBG applications where they had snap-in grids previously.

Aye: Garrey, Lyons, Raymond, Bucknam

APPLICATION NO. 4540-16. Daniel Sehl seeks to install 6' cedar stockade fencing in portions of the yard with gates, to install 48" chain link fencing with wood posts in portions of the yard and to install mechanicals for an in-ground pool at 293 Middletown Avenue.

Upon motion by Commissioner Lyons seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that it's a nice piece of property and it's a nice fence design to give them what they need for the pool.

Commissioner Raymond stated that the chain link with the wood give it some flow and visibility.

Aye: Garrey, Lyons, Raymond, Bucknam

APPLICATION NO. 4541-16. Antonio's Real Estate seeks to install two (2) signs on the front of the building which shall measure 2'x2 ½" each at 109-111 Main Street.

Upon motion by Commissioner Bucknam seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that because of the scale and depth of the sign, it will be fine.

Aye: Garrey, Lyons, Raymond, Bucknam

APPLICATION NO. 4542-16. Emily Pysh and Paige Montanaro seek to install a wrought iron hand rail on the left side of the front steps at 129 Church Street.

Upon motion by Commissioner Bucknam seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that it's perfectly appropriate to that house.

Commissioner Raymond stated that it's pretty straightforward.

Aye: Garrey, Lyons, Raymond, Bucknam

APPLICATION NO. 4543-16. Roger Tabshey seeks to amend Certificate of Appropriateness Number 4501-16 which re-certified Certificate of Appropriateness Number 4217-13 to modify the elevator tower by constructing an 8'8"x13'3" elevator lobby on the rooftop and to modify the stipulated Andersen Woodwright windows to Harvey Majesty windows at 245 Main Street.

Upon motion by Commissioner Bucknam seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that he doesn't love the window change, but they have applied this window in other brick historic structures in the District. It was good to have the contractor here.

Commissioner Raymond stated that the overall project will be tremendous.

Aye: Garrey, Lyons, Raymond, Bucknam

APPLICATION NO. 4544-16. Larissa Lake and Antonio Lenoci seek to amend Certificate of Appropriateness Number 4473-16 to 1) remove three (3) windows from the floor plan; 2) add one (1) window to the floor plan; 3) change the roof line on the rear second story egress from shed to gable style; 4) add trim detail to the southeast elevation; 5) change the style of the front door and rear doors; and 6) change the size of two (2) northeast and northwest elevation windows at 146 Main Street.

Upon motion by Commissioner Raymond seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that hopefully, they can soften the south wall with landscaping.

Commissioner Raymond stated that they have all the detail. He doesn't like the south facing wall that is just going to be a blank space, but if that's what the Fire Inspector is telling them ... If you look at all the other elevations, it will be spectacular.

Aye: Garrey, Lyons, Raymond, Bucknam

MINUTES OF AUGUST 23, 2016

Left open.

MINUTES OF SEPTEMBER 13, 2016

Upon motion by Commissioner Raymond, seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the minutes of the September 13, 2016 meeting as submitted.

Aye: Garrey, Raymond, Lyons

OTHER BUSINESS

Public Comments on General Matters of the Historic District

None.

Report of the Historic District Coordinator

We need to work on attendance communication. Adequate coverage is needed at meetings. We need to be open with communications on when Commissioners will and will not be present at the meetings.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Raymond, seconded by Commissioner Bucknam and a poll of the Commission, it was voted to ADJOURN the meeting at 8:50 PM.

Aye: Garrey, Raymond, Lyons, Bucknam

Respectfully Submitted,

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Mark Raymond
- Clerk -